

I/WE/IT hereby acknowledge (s) that
 I/We/It have/has this 6th day of
 January, 1984 purchased at Public Sale
 from W. Jerome Offutt, Assignee in
 Equity No. 34050 , the real estate
 and improvements known as 4106 New
 Design Road, Frederick, Maryland, also
 described as Lot No. 1 in "Rocky Fountain
 Estates" as shown on a Plat recorded
 in Plat Book No. 11, Page 94, one of
 the Land Records of Frederick County,
 Maryland, being in the Buckeystown
 Election District of Frederick County
 and more particularly described in the
 annexed copy of the advertisement, for
 the sum of Eighty-Three Thousand Two
Hundred

(\$ 83,200.⁰⁰) Dollars and I/We/It
 hereby covenant (s) to comply with the
 terms of sale set forth in said advertisement
 and announced by the Auctioneer on the
 day of sale.

WITNESS my/our/its hand (s) and seal (s).

Nellie C. Page (SEAL)
 _____ (SEAL)

WITNESS:

W. Jerome Offutt

RECEIPT

RECEIVED OF Purchaser the sum of NONE
REQUIRED (\$ —)

Dollars as a deposit in compliance with
 the terms of sale.

Dated this 6th day of January, 1984.

W. Jerome Offutt
 W. Jerome Offutt, Assignee

LAW OFFICES
W. JEROME OFFUTT, P.A.

ASSIGNEE'S SALE

OF RESIDENTIAL PROPERTY

IN FREDERICK COUNTY, MARYLAND

By virtue of a power of sale contained in a Mortgage, dated June 6, 1975, from Edward J. Page and Blanche L. Page, his wife, unto Nellie C. Page, recorded in Liber 962, folio 212, one of the Land Records for Frederick County, Maryland, and default having occurred in the payment of the obligation secured thereby, the said Mortgage having been assigned to W. Jerome Offutt for the purpose of foreclosure, the undersigned Assignee will offer for sale at the Courthouse door in the City of Frederick, Frederick County, Maryland on:

FRIDAY, JANUARY 6, 1984

AT 11:00 A.M.

all that real estate situated, lying and being in Buckeystown Election District, Frederick County, Maryland, described as Lot No. 1, in "Rocky Fountain Estates" as shown on a Plat recorded in Plat Book No. 11, page 94, one of the Plat Records in the Office of Clerk of Circuit Court for Frederick County, Maryland. The lot fronts on New Design Road and contains 40,444 sq. ft. of land, including 104 sq. ft. in right of way reservation. Premises are known as 4106 New Design Road, Frederick, Maryland.

Property is improved with a detached brick veneer rancher, having six rooms, one bath and supplied with well water. Has septic sanitary system. Other buildings are two-car attached garage and a metal shed.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes Assignee's entire statement relative to the premises described herein and the terms and conditions upon which such premises shall be offered for sale, sold or purchased. The Assignee reserves the unqualified right to withdraw the premises at any time prior to sale or reject any bid at public sale.

A deposit of \$9,000.00 in cash, certified check or some other form of exchange acceptable to the Assignee in his sole and absolute discretion, will be required at the time of sale, with the balance to be paid with interest at the rate of Eleven (11%) percent per annum, from the date of sale to the date of settlement. If the property is sold to Mortgagee, then no deposit shall be required nor will any interest be paid to date of settlement. Settlement shall be held within 10 days after final ratification of the sale by the Circuit Court for Frederick County, Maryland.

Adjustment on all taxes, public charges and special and regular assessments will be made to the date of sale and thereafter assumed by the purchaser. Cost of title examination, attorney's fees, conveyancing, state and local transfer taxes, documentary taxes, deed, recordation taxes and fees and all other costs incident to the settlement are to be paid by the purchaser. Compliance with the terms of sale shall be made within the time aforesaid or deposit shall be forfeited and the property resold at the risk and costs of defaulting purchaser.

W. JEROME OFFUTT
Assignee

W. JEROME OFFUTT, P.A.
 ATTORNEYS FOR ASSIGNEE
 JOHN N. BURDETTE, Attorney
 22 West Second Street
 Frederick, Maryland 21701
 (301) 642-8348 or 948-5533
 WILLIAM A. OFFUTT, Auctioneer

" C. P. of Real Estate "

Sold Jan. 9, 1984